Karen Johnson Davidson County
Batch# 761656 DEEDWARR
11/29/2021 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $15,170.00
20211129-0157141

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$4,100,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216092	Affiant Sworn to and subscribed before me this 19 day of November, 2021. Notary Public My Commission Expires: 3.17.24
After Recording Return To The Above.	

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

WARRANTY DEED

THIS INDENTURE, made this 19 day of November, 2021, among:

JUSTIN M. SKINNER AND JACQUELINE WATKINS SKINNER,

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AIMEE R. HOOKSTRATTEN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat Resubdivision of Lots 189 and 190 Tyne Valley Est. Section 10, Lot 13 Tyne Valley Est. Section 15-Revised of record in Instrument Number 20140516-0042321, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Farrington and wife, Shannon W. Farrington, by Warranty Deed from Taylor Henry, of record in Instrument No. 20050630-0075274, Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded June 30, 2005.

Being the same property conveyed to Joseph Mark Farrington and wife, Shannon Wolcott Farrington, as tenants in common, each with a 50% undivided interest by Quitclaim Deed from Joseph Mark Farrington and wife, Shannon Wolcott Farrington, as tenants by the entirety of record in Instrument No. 20070622-0074555 Register's Office for Davidson County, Tennessee, dated 06/06/2007 and recorded on 06/22/2007.

Also, see Scrivener's Error Affidavit recorded in Instrument No. 20070807-0093779, Register's Office for Davidson County, Tennessee.

As to Lot 13, on the Final Plat Resubdivision of Lots 189 and 190, Tyne Valley Est. Sec. 10, Lot 13 Tyne Valley Est. Sec 15 - Revised, which plat is recorded in Instrument No. 20140516-0042321:

Being a portion of the same property conveyed to Alan J. McCracken and Jean B. McCracken, husband and wife by Warranty Deed from Betty Maurine Freeman and Mala White and Cary Freeman and Galen Freeman of record in Instrument No. 20071226-0147061, Register's Office for Davidson County, Tennessee, recorded on December 26, 2007.

Being a portion of the same property conveyed to Joseph Mark Farrington and Shannon Wolcott Farrington, as tenants in common, each with a 50% undivided interest by Quitclaim Deed from Alan J. McCracken and Jean B. McCracken, husband and wife, of record in Instrument No. 20140516-0042327, Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on May 16, 2014.

Being the same property conveyed to Justin M. Skinner and Jacqueline Watkins Skinner, husband and wife, by Warranty Deed from Joseph Mark Farrington and Shannon Wolcott Farrington, as tenants in common, each with a 50% undivided interest, of record in Instrument No. 20200121-0006753, in the Register's Office of Davidson County, Tennessee, dated January 16, 2020 and recorded on January 21, 2020.

Being also known as 5325 Cherry Blossom Trail Nashville, TN 37215

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Justin M. Skinner

Jacqueline Watkins Skinner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Justin M. Skinner and Jacqueline Watkins Skinner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of November, 2021.

Notary Public
My Commission Expires: 11 19 23

ROBYN L MCCORMACK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

Owner Name & Property Address:

Name: Aimee R. Hookstratten
Address: 5325 Cherry Blossom Trail
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Same As Owner
Address: _____
City, State, Zip: _____

Tax ID: 145-14-0-070.00

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 19, 2021.

Signature
Date: November 19, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 19th day of November, 2021 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD